

City of
Spokane



Planning Services
Department

Preliminary Short Plat

Application

1. List the provisions of the land use code that allows the proposal.

- Retail and Service Businesses

2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.

- Areas designated General Commercial include freestanding business sites

3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.

- The short Plat once completed will provide one additional parcel for commercial type business

4. If approval of a site plan is required, demonstrate how the property is suitable for the proposed use and site plan. Consider the following: physical characteristics of the property, including but not limited to size, shape, location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and the existence of natural, historic or cultural features.

The site currently has a retail building that will be on one of two new parcels. The new parcel will follow the same Retail format.

5. Please explain any significant adverse impact on the environment or the surrounding properties the proposal will have and any necessary conditions that can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.

There will be no significant impacts to the environment from the proposed short Plat.

6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:

- a. public health, safety and welfare
- b. open spaces
- c. drainage ways
- d. streets, roads, alleys and other public ways
- e. transit stops
- f. potable water supplies
- g. sanitary wastes
- h. parks, recreation and playgrounds
- i. schools and school grounds
- j. sidewalks, pathways and other features that assure safe walking conditions

See Attachment

Lidgerwood & Addison

Hahn Engineering, Inc.

Professional Civil Engineers & Land Surveyors

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May 20, 2021

**Double Eagle Short Plat
City of Spokane Application**

Re: Attachment to Item # 6

- a. **The project lies within the City of Spokane which provides utilities, police and safety services currently to the site and will continue to do so to the new parcel resulting from the short plat.**
- b. **This project lies within a GC zone and will be developed within the commercial requirements and will follow the landscaping requirements for development.**
- c. **All drainage will be contained on-site, and no existing natural or manmade drainage ways exists on or near the site.**
- d. **Access to the site is currently off E. Francis Avenue, N. Lidgerwood St. and N. Addison St. through existing approaches with no additional access points proposed.**
- e. **The site currently meets the STA transit stop requirements on E. Francis Avenue.**
- f. **There is sufficient existing capacity from the city's water service for a commercial development at this site.**
- g. **Sanitary sewer service currently is available to the site and extended onto the property.**
- h. **No additional parks, recreation areas or playgrounds are proposed for this commercial project.**
- i. **The project does not include any residential development and will not impact any schools or school grounds except to add to the property tax base once developed.**
- j. **The site currently has sidewalks along E. Francis Avenue and N. Addison Street and during the development process the proposed site plan will meet current access codes for pedestrian and ADA travel.**